

## **APPENDIX B**

### **DETERMINATION OF ELIGIBILITY FORM**

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

### 1. Name of Property

historic name Brown-Garrett House

other names/site number N-1133

### 2. Location

street & number 1201 Snuff Mill Road not for publication ☐

city or town Wilmington vicinity ☒

state Delaware code DE county New Castle code 003 zip code 19807

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☐ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☐ locally.

( ☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

( ☐ See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

#### 4. National Park Service Certification

I, hereby certify that this property is:

\_\_\_ entered in the National Register

\_\_\_ See continuation sheet.

\_\_\_ determined eligible for the  
National Register

\_\_\_ See continuation sheet.

\_\_\_ determined not eligible for the  
National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain):

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply)

☒ private  
\_\_\_ public-local  
\_\_\_ public-State  
\_\_\_ public-Federal

##### Category of Property

(Check only one box)

☒ building(s)  
\_\_\_ district  
\_\_\_ site  
\_\_\_ structure  
\_\_\_ object

##### Number of Resources within Property

Contributing

Noncontributing

<u>1</u>	<u>1</u>	buildings
___	___	sites
___	___	structures
___	___	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register: 1

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)

## 6. Function or Use

Historic Functions (Enter categories from instructions)

[illegible]

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single dwelling

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 7. Description

Architectural Classification (Enter categories from instructions):

Gothic Revival \_\_\_\_\_  
Other \_\_\_\_\_

Materials (Enter categories from instructions)

foundation	Stone
roof	Asphalt
walls	Stone
	Weatherboard
other	

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions):

Architecture

**Period of Significance**

Ca. 1859  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

Ca. 1859  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person** (Complete if Criterion B is marked above)

\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

---

**9. Major Bibliographical References**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # \_\_\_\_\_
- ☐ recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository \_\_\_\_\_  
\_\_\_\_\_

---

## 10. Geographical Data

---

Acreage of Property: Approx. 1 acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	<u>18</u>	<u>444860</u>	<u>4408060</u>	3	<u>      </u>	<u>      </u>	<u>      </u>
2	<u>      </u>	<u>      </u>	<u>      </u>	4	<u>      </u>	<u>      </u>	<u>      </u>

       See continuation sheet.

**Verbal Boundary Description** (Describe the boundaries of the property on a continuation sheet.)

*See Continuation Sheet*

**Boundary Justification** (Explain why the boundaries were selected on a continuation sheet.)

*See Continuation Sheet*

---

## 11. Form Prepared By

---

name/title Philip E. Pendleton, Architectural Historian

organization The Louis Berger Group, Inc. date October 2, 2000

street & number 100 Halsted Street telephone 973-678-1960

city or town East Orange state NJ zip code 07019

---

## Additional Documentation

---

(Submit the following items with the completed form:)

Continuation Sheets

Maps: A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs: Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

USDI/NPS NRHP Registration Form  
*Brown-Garrett House*  
*New Castle County, Delaware*

---

**Property Owner**

---

(Complete this item at the request of the SHPO or FPO.)

name Shadowbrook Limited Partnership

street & number 1201 Snuff Mill Road telephone

city or town Wilmington state DE zip code 19807

---

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.



United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

Brown-Garrett House  
New Castle County, Delaware

---

### DESCRIPTION

Built circa 1859, the 1½-story Brown-Garrett House stands on the northwest side of Snuff Mill Road, set back about 20 feet from roadside. Since around 1938, the building has served as a gatehouse for the Shadowbrook estate. A stone wall extends from the northeast end of the house to the estate's stone gateway, located about 30 feet northeast of the house. The closest other building associated with the estate, the party house, stands about 500 feet to the northwest of the Brown-Garrett House, which is closely shaded by mature hardwood and evergreen trees.

The Brown-Garrett House is constructed in two sections, both 1½ stories in height, with an L-shaped overall plan. The front section, the original part of the building, is built of fieldstone masonry. The principal or southeast facade is of symmetrical three-bay design. Although the center front entry suggests a center-passage single-pile plan for the front section, it is more likely a hall-parlor plan due to the small size of the house. There is a front stoop, apparently original, with a shed roof supported by pairs of chamfered posts and pilasters. Stuccoed interior end chimneys are positioned at either end of the front section's gable roof. The overhanging eaves are trimmed with a wooden open cornice of ornate sawtooth design; this motif is repeated on the cornice for the stoop. The window aprons are embellished with a scrollwork design. This decorative woodwork confers a flamboyant note of Gothic Revival style for a small vernacular house.

The plainer weatherboarded frame rear ell was added circa 1930. With its southwest wall set in from the southwest end of the main section, the rear ell has a shed-roofed side porch on the southwest side, situated in the angle against the rear wall of the front section. There is an interior end chimney of brick at the northwest end. The first-story windows and those on the garret level of the rear ell's gable end are wooden, six-over-six, double-hung sash. The other garret windows are three-over-three, double-hung sash. The roof of the house is covered with asphalt shingle. A small one-story single-bay frame garage, less than 50 years old, stands just to the rear of the house.

The overall present-day Shadowbrook property is 119 acres in extent and contains additional architectural resources. These resources date to the remaking of the property as a rural residential estate during the years from 1938 onward and include the mansion house, a large Colonial Revival-style dwelling completed in 1941 and located approximately 1,600 feet northwest of the Brown-Garrett House; the party house, built in 1938 for entertaining and located about 500 feet northwest of the Brown-Garrett House; and a group of large horse barns, built at various dates from circa 1940 onward and located about 1,600 feet north of the Brown-Garrett House. The history of the origin of these estate buildings is separate from the early history of the Brown-Garrett House; therefore, they are considered parts of a separate resource.

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

Brown-Garrett House  
New Castle County, Delaware

---

### SIGNIFICANCE SUMMARY

The Brown-Garrett House stands on a lot that existed from 1859 until 1903 as a small parcel encompassing just over one acre of land. During those years the property was occupied by successive owners Ann Brown and her son, Reuben Garrett. Ann Brown, at the advanced age of approximately 78 years, purchased the property in March 1859. The house, which is a vernacular building showing Gothic Revival stylistic influence, exhibits the form and detail typical of small dwellings of that period, suggesting that it was built around the time of or not long before Ann Brown bought the land. No house is indicated at this location on the county map of 1849; however, the map of 1868 shows "A. Brown" as residing on the lot (Beers 1868; New Castle County Deed [NCCD] F7:416; Rea and Price 1849).

The population census return for 1860 recorded Ann's son, Reuben, then referred to as Reuben Brown, as the head of the household in which Ann resided. Reuben, who earned his living as a farm laborer, was then 45 years old, and Ann was 79. Although both residents were listed in the census as having been born in Delaware, neither appeared in the Christiana Hundred return for the preceding census. The value of the Brown household's real estate reported in the 1860 return, \$600, was identical to the purchase price stated in the 1859 deed for the property that Ann Brown had purchased from local landowner Nathaniel W. Sharpless. The correspondence in the real estate value reported in the two records along with the fact that this sum would seem to be a high price for an unbuilt, one-acre, roadside rural lot at that date suggests that the house was already standing in March 1859. Perhaps the Brown family had been renting the house for a period before the purchase. Sharpless, who had owned the larger property of about 150 acres for just three years since 1856, had this little parcel surveyed out before selling the main tract to John Yeatman (NCCD F7:416; U.S. Bureau of the Census 1850 and 1860).

The modest value of Reuben's personal estate reported in the 1860 census, \$200, was probably fairly typical for a white farm laborer in the region at that time. Reuben and his mother, Ann Brown, shared the house with Reuben's 25-year-old wife, Rebecca; their three children, Mary (six years old), Sarah (four years old), and Howard (two years old); and boarder John Bass, a fellow white farm laborer who was 60 years of age (U.S. Census 1860).

Ann Brown died in 1862. Her will devised all of her real and personal estate to Reuben, her son and only child, again referred to as "Reuben Brown," for his use during his lifetime, after which the estate was to descend to his children. By 1870 Reuben was going by the surname Garrett; this name appears in the population census entries of that date and 1880, as well as on the maps of 1881 and 1893. The reason for the change of name is unknown. In 1870 Reuben's real estate value had increased to \$1,000, although the value of his personal estate was listed at just \$100. By that date, two more children had joined the older three: George, who was then eight years old, and Lizzie, who was four. When the census-taker returned in 1880, all five older children had left home, and a final seven-year-old daughter, Eva, was in residence with

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 2

Brown-Garrett House  
New Castle County, Delaware

---

### SIGNIFICANCE SUMMARY

The Brown-Garrett House stands on a lot that existed from 1859 until 1903 as a small parcel encompassing just over one acre of land. During those years the property was occupied by successive owners Ann Brown and her son, Reuben Garrett. Ann Brown, at the advanced age of approximately 78 years, purchased the property in March 1859. The house, which is a vernacular building showing Gothic Revival stylistic influence, exhibits the form and detail typical of small dwellings of that period, suggesting that it was built around the time of or not long before Ann Brown bought the land. No house is indicated at this location on the county map of 1849; however, the map of 1868 shows "A. Brown" as residing on the lot (Beers 1868; New Castle County Deed [NCCD] F7:416; Rea and Price 1849).

The population census return for 1860 recorded Ann's son, Reuben, then referred to as Reuben Brown, as the head of the household in which Ann resided. Reuben, who earned his living as a farm laborer, was then 45 years old, and Ann was 79. Although both residents were listed in the census as having been born in Delaware, neither appeared in the Christiana Hundred return for the preceding census. The value of the Brown household's real estate reported in the 1860 return, \$600, was identical to the purchase price stated in the 1859 deed for the property that Ann Brown had purchased from local landowner Nathaniel W. Sharpless. The correspondence in the real estate value reported in the two records along with the fact that this sum would seem to be a high price for an unbuilt, one-acre, roadside rural lot at that date suggests that the house was already standing in March 1859. Perhaps the Brown family had been renting the house for a period before the purchase. Sharpless, who had owned the larger property of about 150 acres for just three years since 1856, had this little parcel surveyed out before selling the main tract to John Yeatman (NCCD F7:416; U.S. Bureau of the Census 1850 and 1860).

The modest value of Reuben's personal estate reported in the 1860 census, \$200, was probably fairly typical for a white farm laborer in the region at that time. Reuben and his mother, Ann Brown, shared the house with Reuben's 25-year-old wife, Rebecca; their three children, Mary (six years old), Sarah (four years old), and Howard (two years old); and boarder John Bass, a fellow white farm laborer who was 60 years of age (U.S. Census 1860).

Ann Brown died in 1862. Her will devised all of her real and personal estate to Reuben, her son and only child, again referred to as "Reuben Brown," for his use during his lifetime, after which the estate was to descend to his children. By 1870 Reuben was going by the surname Garrett; this name appears in the population census entries of that date and 1880, as well as on the maps of 1881 and 1893. The reason for the change of name is unknown. In 1870 Reuben's real estate value had increased to \$1,000, although the value of his personal estate was listed at just \$100. By that date, two more children had joined the older three: George, who was then eight years old, and Lizzie, who was four. When the census-taker returned in 1880, all five older children had left home, and a final seven-year-old daughter, Eva, was in residence with

United States Department of the Interior  
National Park Service

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 3

Brown-Garrett House  
New Castle County, Delaware

---

Reuben and Rebecca. Also living in the Garrett household in 1880 was boarder Tagart J. Marshal, a 52-year-old white farm laborer (Baist 1893; Hopkins 1881; NCCD S19:404; U.S. Bureau of the Census 1870 and 1880).

Reuben Garrett died in 1898. In 1903 his widow, Rebecca, and other heirs, most of whom then lived in Wilmington, sold the house and parcel to John C. Elliott. The deed stated that the small parcel contained outbuildings in addition to the dwelling; the deed offered no description of these auxiliary structures, none of which survive today. Elliott also owned the larger adjoining tract, of which the Brown-Garrett House lot had been part before 1859. This approximately 150-acre property, which lay adjacent to Snuff Mill Road on both sides and almost surrounded the Brown-Garrett lot, had passed from John Yeatman to William P. Passmore by 1868, and then to Elliott at some time during the years 1893 to 1903. Passmore had operated a gristmill on the property (Baist 1893; Hopkins 1881; NCCD S19:404, W26:178).

Following the death of John C. Elliott in 1915, the property passed to his son, George A. Elliott. In 1927 Elliott sold it to Edmund C. McCune, and in 1938 it was purchased by Harry G. Haskell. It was evidently Haskell who truly converted the Passmore property into a rural residence for a wealthy Wilmingtonian, although this process may have begun on a more modest and rustic basis during the ownership of the Elliotts and McCune. Many neighboring homesteads were converted for this purpose during the years 1890 through 1940. According to Howard Tibet, who has occupied the Brown-Garrett House as a tenant since 1942, Haskell's large Colonial Revival mansion was completed in 1941. The mansion occupies the site of the old Passmore dwelling, approximately three tenths of a mile northwest of the Brown-Garrett House, which now serves as a gatehouse for the estate. In 1938, the gristmill, which had been situated about one tenth of a mile north of the Brown-Garrett House, was demolished, and the estate's party house, a building used for entertaining, was erected in its place. The property is now known as "Shadowbrook" (Delaware SHPO CRS Form N-1131.2; NCCD W26:178, V34:176, T40:353; Tibet 2000).

The Brown-Garrett House is eligible for the National Register under Criterion C, which applies to resources that merit consideration for their distinctive qualities relating to architecture or engineering. The house, which demonstrates the necessary integrity with regard to its historical appearance, is a picturesque example of an 1850s vernacular dwelling, with woodwork showing stylistic influence from the Gothic Revival movement. This well-preserved house also exhibits its builders' determination to participate in the architectural refinement that was associated with the movement for rural improvement, a trend that was prevalent during the mid-nineteenth century in many prosperous parts of the Middle Atlantic, such as the Piedmont area of New Castle County. Considering the circumstances of the Brown family as laboring folk, the house might be said to represent acceptance of Andrew Jackson Downing's ideal of the modest, tidy, but attractive cottage that the noted landscaper and reformer prescribed for economically marginal inhabitants of the countryside.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   9   Page   4  

Brown-Garrett House  
New Castle County, Delaware

---

**MAJOR BIBLIOGRAPHICAL REFERENCES**

- Baist, G. Wm.  
1893           *Atlas of New Castle County, Delaware.* G. Wm. Baist, Philadelphia.
- Beers, D.G.  
1868           *Atlas of the State of Delaware.* Pomeroy & Beers, Philadelphia.
- Delaware State Historic Preservation Office [Delaware SHPO]  
various       Cultural Resource Survey (CRS) Forms. On file, Delaware State Historic Preservation Office, Dover.
- Hopkins, G.M.  
1881           *Map of New Castle County, Delaware.* G.M. Hopkins, Philadelphia.
- New Castle County Deeds [NCCD]  
various       New Castle County Recorder of Deeds. Deeds. On file, office of the New Castle County Recorder of Deeds, Wilmington, Delaware.
- Pendleton, Philip E.  
2000           *Architectural Resources Survey, Bridge 88, Snuff Mill Road Improvements, New Castle County, Delaware.* Prepared for the Delaware Department of Transportation, Dover, by The Louis Berger Group, Inc., East Orange, New Jersey.
- Rea, Saml. M., and Jacob Price  
1849           *Map of New Castle County, Delaware.* Smith & Wistar, Philadelphia.
- Tibet, Howard  
2000           Personal communication. Tenant, Brown-Garrett House (Shadowbrook Estate Gatehouse), Centerville vicinity, Delaware. Interview with Philip E. Pendleton, Berger Architectural Historian, August 23.
- U.S. Bureau of the Census  
1850-1880     Population Census. On microfilm, Historical Society of Delaware, Wilmington.

United States Department of the Interior  
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 10 Page 5

Brown-Garrett House  
New Castle County, Delaware

---

Verbal Boundary Description

The boundary for the National Register-eligible property consists of the boundary of the original house lot of 1859, which was 1 acre, 10 perches in extent. This boundary is formed in part by Snuff Mill Road to the southeast. The metes and bounds for the National Register-eligible property, that is, the 1859 Brown parcel containing 1 acre, 10 perches, run as follows:

Beginning in the middle of Snuff Mill Road  
With the said road heading South 57.5 degrees West 363 feet  
Then by the adjacent property (Margaret Jean O'Connell in 1978) North 7.5 degrees  
West 251 feet  
Then by the remainder of the Shadowbrook property North 82 degrees East 208  
feet, South 71 degrees East 135 feet to the Place of Beginning  
[NCCR, Deed F7:416].

Boundary Justification

This land consists of the small area of lawn surrounding the Brown-Garrett House and an adjacent area of meadow containing some of the meandering course of Burris Run to the west. These areas represent land that has been associated with the house from the date of its original construction, and, with their open unbuilt character, serve as the historic setting of the house.